150.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,200 / 729,200
					USE VALUE:	729,200 / 729,200
					ASSESSED:	729,200 / 729,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SURETTE STEPHEN G & IRENE C	
Owner 2:		
Owner 3:		
Street 1:	148 ROBBINS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4093.000	294,000	1,000	434,200	729,200
Total Card	0.094	294,000	1,000	434,200	729,200
Total Parcel	0.094	294,000	1,000	434,200	729,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.94 | /Parcel: 424.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98977

GIS Ref

GIS Ref

Insp Date 12/01/18

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,000	1000	4,093.	434,200	729,200	729,200	Year End Roll	12/18/2019
2019	101	FV	233,800	1100	4,093.	407,100	642,000	642,000	Year End Roll	1/3/2019
2018	101	FV	233,200	1100	4,093.	336,500	570,800	570,800	Year End Roll	12/20/2017
2017	101	FV	233,200	1100	4,093.	309,400	543,700	543,700	Year End Roll	1/3/2017
2016	101	FV	233,200	1100	4,093.	282,300	516,600	516,600	Year End	1/4/2016
2015	101	FV	220,700	1100	4,093.	276,800	498,600	498,600	Year End Roll	12/11/2014
2014	101	FV	220,700	1100	4,093.	257,300	479,100	479,100	Year End Roll	12/16/2013
2013	101	FV	220,700	1100	4,093.	244,800	466,600	466,600		12/13/2012

!11733!

PRINT

Date	Time
12/11/20	01:52:19

LAST REV

Date	Time
08/13/19	10:02:31

apro

11733

USER DEFINED

Prior Id # 1:	98977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11869-501		8/3/1970			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2012	1175	Re-Roof	3,000	C				
10/16/1997	618		12,000					NEW PORCH-KITCHEN/

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Info At Door	HS	Hanne S
2/24/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4093		Sq. Ft.	Site		0	80.	1.33	9									434,231						434,200	

Total AC/HA: 0.09396 | Total SF/SM: 4093 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 434,231 | Spl Credit | Total: 434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26188803
Const Adj.:	0.98990101
Adj $ / SQ:	162.389
Other Features:	89103
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399479
Depreciation:	105463
Depreciated Total:	294017

COMMENTS

SINK ON SFL. XTRA SINK IN KIT. SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

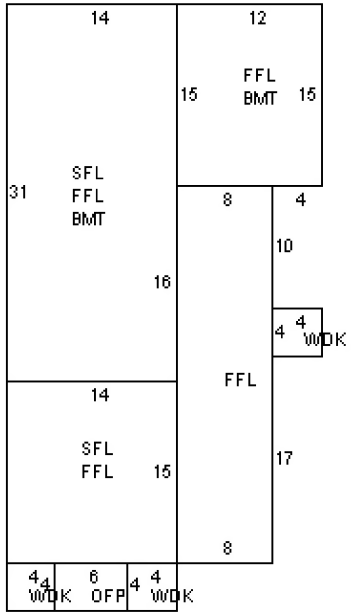
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.39
Special Features:	0	Val/Su Net:	122.40
Final Total:	294000	Val/Su SzAd	171.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	162.390	174,081
SFL	Second Floor	644	162.390	104,578
BMT	Basement	614	48.720	29,912
WDK	Deck	48	15.840	760
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,402			Total:	310,376
Size Ad	1716	Gross Are	2402	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X15	A	AV	1998	3.21	T	16.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000